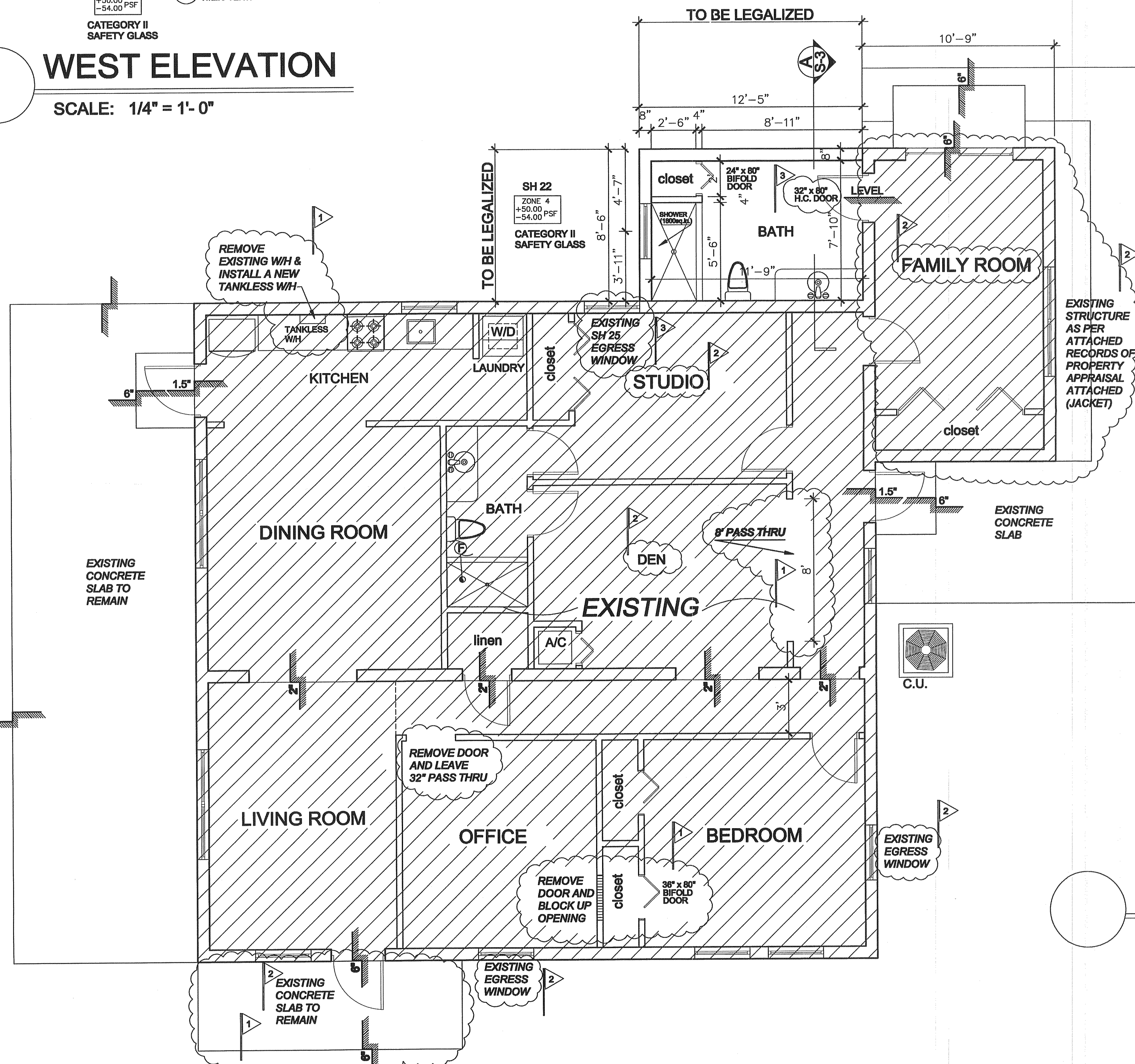


WEST ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

THE CONSTRUCTION DOCUMENTS
HAVE BEEN PREPARED IN
COMPLIANCE WITH FBC 2014,
5TH EDITION

LEGEND	
	EXISTING PARTITIONS TO REMAIN
	PARTITIONS TO BE LEGALIZED
	EXISTING C.B.S. WALLS TO REMAIN
	C.B.S. WALLS TO BE LEGALIZED

TERMITE PROTECTION

THE BUILDING MUST HAVE A PRE-CONSTRUCTION TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY WHICH CONTAINS THE FOLLOWING STATEMENT:
"THIS BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUB-TERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

SOIL STATEMENT:

SOIL CONDITION AT SITE BY VISUAL INSPECTION INDICATES AN ALLOWABLE BEARING CAPACITY OF 2,000 P.S.F. (UNDISTURBED SAND AND/OR ROCK).
PRIOR TO THE INSTALLATION OF ANY FOOTING FOUNDATION SYSTEM FOR NEW BUILDINGS, STRUCTURES OR ADDITIONS THE BUILDING OFFICIAL SHALL BE PROVIDED WITH A STATEMENT FROM AN ARCHITECT OR ENGINEER TO CERTIFY THE PRESUMPTIVE SOIL BEARING CAPACITY.

SOIL COMPACTION

SOIL SHALL BE COMPACTED TO A MINIMUM OF 85 PERCENT OF MODIFIED PROCTOR IN A ACCORDANCE WITH A.S.T.M. D-1557 AND COMPACTED AND TESTED IN LIFTS NOT TO EXCEED 12 INCHES.

RADON RESISTANCE

PROVIDE 6 MIL VAPOR BARRIER AT CONCRETE SLAB

SOIL PREPARATION:

THE AREA UNDER FOOTING, FOUNDATIONS AND CONCRETE SLAB ON GRADE SHALL HAVE ALL VEGETATION, STUMPS, ROOTS AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL.

SCOPE OF WORK:

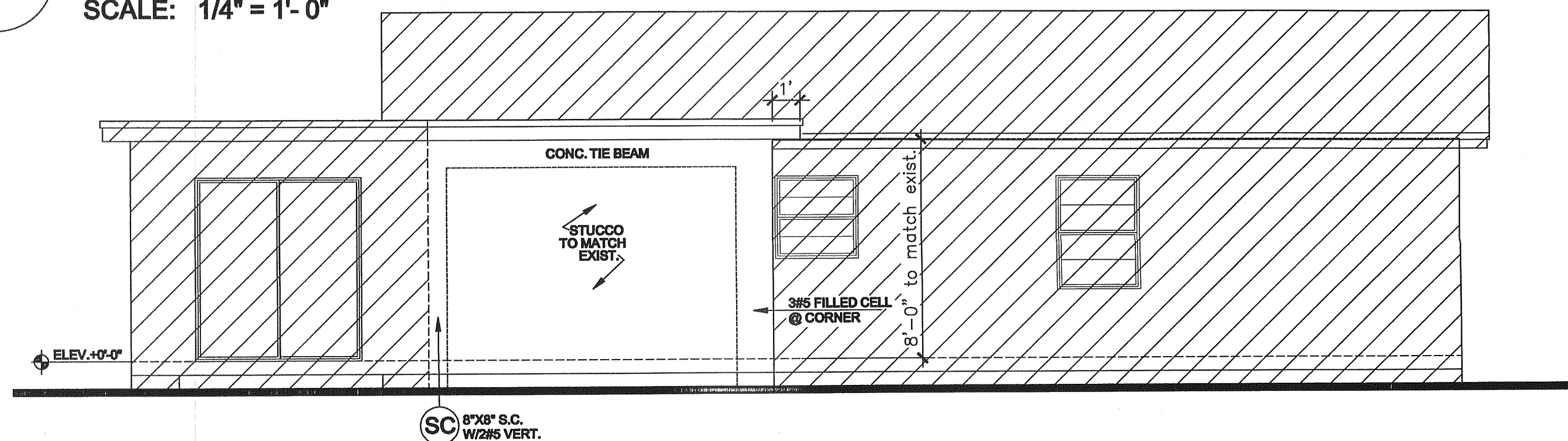
- ☐ HOUSE HAD BEEN REDESIGNED AS S.F.R.
- ☐ WEST ADDITION HAD BEEN DEMOLISHED AS THE BATHROOM.
- ☐ HVAC TO BE BROUGHT TO CODE.
- ☐ EXISTING W/H TO BE REMOVED AND REPLACE BY A TANKLESS W/H.
- ☐ SECURITY BARS HAD BEEN REMOVED.

ZONING INFORMATION

NET LOT AREA 9100 SQ.FT.
BUILDING AREA 1898 SQ.FT.
LOT COVERAGE = BUILDING A / NET LOT A = 0.19 = 19%

NORTH ELEVATION

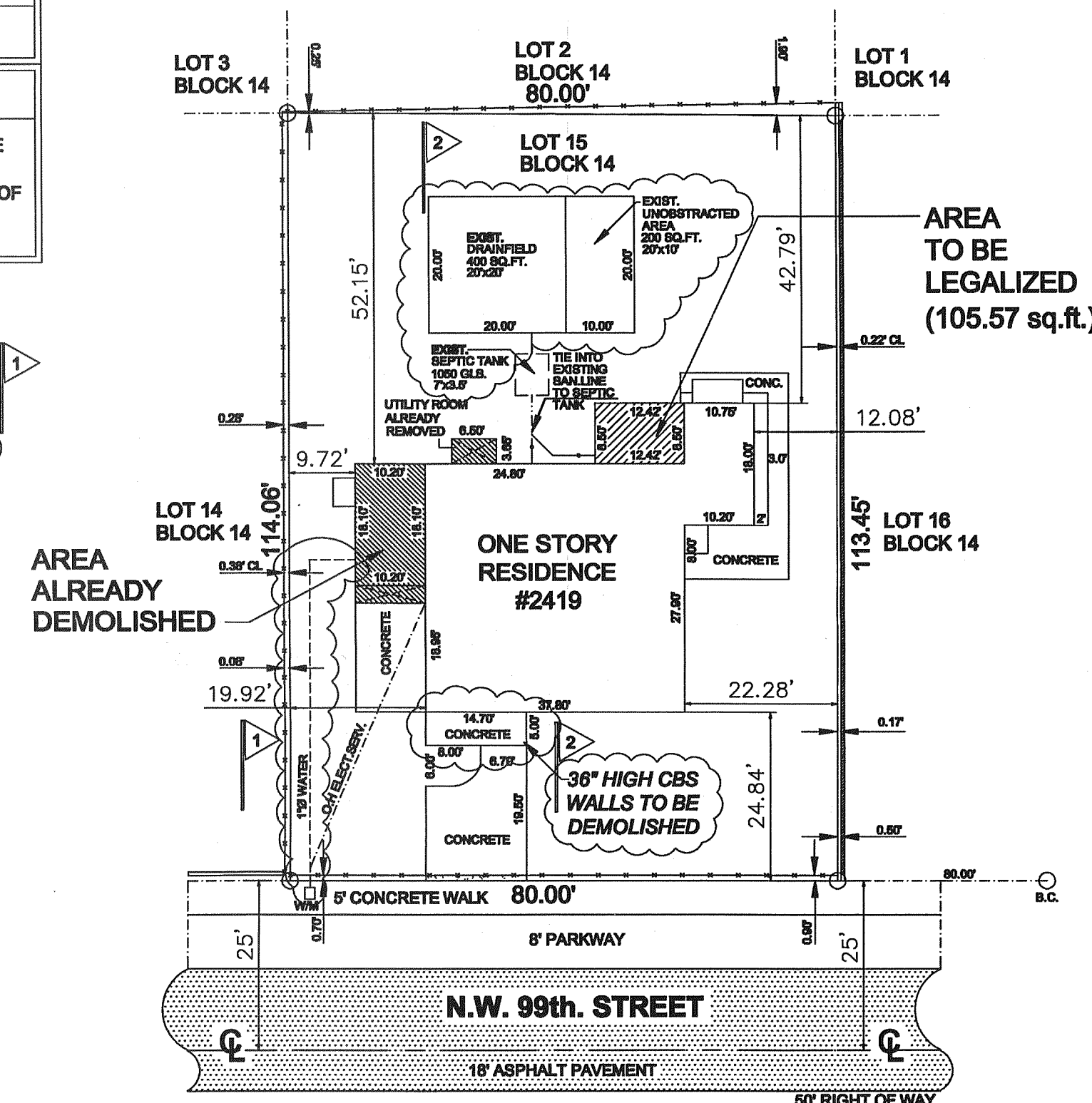
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES, IF ANY.
2. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
4. ALL CONCRETE FOR FOUNDATIONS & SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
5. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATIONS WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
6. OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING, BY CERTIFIED MAIL, UPON COMMENCEMENT PROJECT.

PLEASE NOTE - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS.



SITE PLAN

SCALE: 1" = 20'

FERMIN A. MARTINEZ, P.E.
CONSULTING ENGINEER

FL. P.E. No 19363
8340 S.W. 65th AVENUE UNIT 3
MIAMI, FLORIDA 33143
TEL: (305) 298-3216

AS BUILT PLANS FOR DEMOLITION/LEGALIZATION OF
ELLAWISH LLC II
2419 N.W. 99th STREET
MIAMI, FL. 33147

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF ELLAWISH LLC II. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

REVISIONS	
1	18-04-16
2	30-05-16
3	06-21-16

DESCRIPTION

Project No. 15-57
Date: 07-12-15
Drawn By: PEDRO PUERTO/ CBS (305) 262 8076
Approved By:

F.A.M.

SEAL
PROFESSIONAL ENGINEER

SHEET NO.

A-2